

A G E N D A

BUILDING COMMITTEE / STATE ADMINISTRATIVE BOARD

May 9, 2007 / May 15, 2007
11:00 A.M. Lake Superior Room 1st Floor
Michigan Library and Historical Center

.
This agenda is for general informational purposes only. At its discretion, the Building Committee may revise this agenda and may take up other issues at the meeting.

AWARD OF CONSTRUCTION CONTRACTS

1. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Michigan Library and Historical Center – Fall Protection for Access to Roof and Window Cleaning
File No. 071/06098.MNB - Index No. 53225
Low Responsive Bidder: Will H. Hall Construction, Flint; \$549,500.00

Purpose/Business Case

The purpose of this contract is to furnish and install roof fall protection on the Michigan Library and Historical Center. This equipment is needed to allow facility maintenance staff safe access to building roofs to perform maintenance activities, to comply with MIOSHA standards on fall protection and to provide permanent anchorages for window cleaning operations.

Benefit

It is necessary for the Michigan Library and Historical Center facility maintenance staff to access the building roofs to provide maintenance to equipment, to periodically cleanout roof sumps, and to perform inspections of building roofing systems. The proposed roof fall protection systems will allow this work to be performed in compliance with MIOSHA requirements regarding fall protection. The contract will also provide permanent window cleaning anchorages meeting code requirements to assure that window cleaning can be performed in a safe manner.

Funding Source

100% State Building Authority Funds

Commitment

The contract cost is fixed based on competitive bids.

Risk Assessment

Failure to provide proper fall protection and window cleaning anchorages for maintenance staff and contractors at the Michigan Library and Historical Center is a potential safety hazard and a violation of MIOSHA Fall Protection standards.

Zip Code

48221

2. DEPARTMENT OF MANAGEMENT AND BUDGET, DIMONDALE – MDOT
Warehouse – Building Systems Upgrade
File No. 071/06097.JAN – Index No. 53224
Low Responsive Bidder: Moore Trosper Construction Company, Holt;
\$918,000.00

Purpose/Business

The purpose of this contract is to replace the building's original HVAC, electrical, lighting, fire and life safety systems to meet current codes. These systems are over 30 years old and past their life expectancy. In addition, the toilet rooms will be updated to meet ADA requirements.

Benefit

Bringing the building systems up to the current codes will increase energy efficiency and increase the useful life of the facility.

Funding Source

100% State Building Authority Funds

Commitment Level

The contract cost is fixed based on competitive bids.

Risk Assessment

Failure to approve this contract will result in potential safety issues, eventual system failures, high maintenance costs, high-energy costs and non-compliance with current building codes.

Zip Code

48909

REVISIONS TO CONSTRUCTION CONTRACTS

3. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Austin Building
– AHU Replacement
File No. 071/04107.JNS – Index No. 53235
Shaw-Winkler, Inc., East Lansing; CCO No. 4, Incr. \$89,297.39

Purpose/Business Case

The purpose of this contract change order is to address field conditions and scope changes with major items including re-piping the heating water supply and return lines to AHU #15; adding controls to AHU#1 and #2 to interlock shutoff dampers with the relay switch and the hand off auto switch; rewiring and controlling the outdoor air damper mid section on AHU#1 and AHU #2 for a revised air flow control sequence; running wire and conduit to an owner furnished JACE utility metering panel and providing that panel with a 120 volt power supply, adding new three way valves, piping, temperature controls and insulation to provide a new Lansing Board of Water and Light chilled water feed to the 4th floor data center primary and emergency cooling systems; and providing a separate building control unit for the 4th floor data center.

Benefit

With these changes, equipment and systems found to be beyond repair will be replaced, operating and maintenance issues will be better addressed, and reliable cooling for the server room will be provided.

Funding Source

100% State Building Authority Funds

Commitment

The change order costs are fixed actual costs provided by the construction contractor in response to a bulletin provided by the professional service contractor. The amount of this contract is within the original authorized project cost.

Risk Assessment

Failure to approve this change order will result in mechanical equipment and systems that provide for the health and safety of building occupants through the control of temperature and humidity and which can no longer be repaired will not be replaced, and opportunities to improve maintenance and operation will not be taken. Without changes to the mechanical systems providing cooling to the 4th floor data center, equipment within this data center storing data critical to State operations may be placed in jeopardy and will not be reliable.

Zip Code

48933

4. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – VanWagoner Building – Air Handling Unit Replacement
File No. 071/06108.JNS – Index No. 53235
Shaw-Winkler, Inc., East Lansing; CCO No. 3, Incr. \$162,200.81

Purpose/Business Case

The purpose of this contract change order is to add several critical items needed to assure that the new mechanical systems being installed will function as designed. Major changes and additions include adding a second return air duct to the west side of AHU-1 to increase return air circulation and reduce the potential for excess negative pressure and possible duct collapse within this system; removing the fan coil units from elevator machine rooms and installing new blower coil units just outside of elevator machine rooms to allow access for DMB maintenance staff and to assure that elevator equipment rooms will not overheat; adding pressure sensors; adding a limited number of reheat coils to VAV boxes to provide additional heat in areas where heat from the existing perimeter fin tube was inadequate to maintain space temperatures; and providing a credit for rerouting penthouse electrical feeds to motor control centers with the cost of this work being less than that originally included within contract change order 2.

Benefit

The mechanical systems within the VanWagoner Building are all original, constructed in the mid 1960s, contain numerous MIOSHA safety issues for access and maintenance, and due to their age and condition, have reached the end of their useful life. In addition, the current air handling systems are no longer adequate to cool the building due to increased sources of heat, such as electrical equipment, computers and copiers. The proposed additions and changes listed above will assure that needed additional air

handling capacity for building operation with significant improvements in energy efficiency and will address existing MIOSHA safety issues for access and maintenance.

Funding Source

100% State Building Authority Funds

Commitment

The change order costs are fixed actual costs provided by the construction contractor in response to a bulletin provided by the professional service contractors. The amount of this contract is within the original authorized project cost.

Risk Assessment

Failure to approve this change order will leave this facility with equipment which is no longer dependable due to age, that is difficult to maintain, and that is undersized. The building would be left with equipment that cannot meet the demands for proper building ventilation and operation, resulting in an added health risk to building occupants and leaving mechanical spaces that are potentially unsafe for access to complete equipment maintenance.

Zip Code

48933

5. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Richard H. Austin Building – Window System Removal and Replacement
File No. 071/06105.CAK – Index No. 53232
Omega Glass Company, Warren; CCO No. 1, Incr. \$141,435.00

Purpose/Business Case

The purpose of this change order is to revise the scope of work to include additional procedures during the removal and disposal of the existing window units because of asbestos containing material in the glazing.

Benefit

This change will cover the additional cost necessary for the contractor to remove the windows in compliance with applicable regulations.

Funding Source

100% State Building Authority Funds

Commitment

The change order costs are fixed actual costs provided by the construction contractor in response to a bulletin provided by the professional service contractor. The amount of this contract is within the original authorized project cost.

Risk Assessment

Failure to approve this change order will stop the project, as it cannot otherwise proceed in a manner safe for the occupants.

Zip Code

48909

6. DEPARTMENT OF MILITARY AND VETERANS AFFAIRS, JACKSON – Jackson Readiness Center – Construct a New Jackson Readiness Center
File No. 511/04012.EEW – Index Nos. 11479 & 11480
Granger Construction Company, Lansing; CCO No. 6, Incr. \$244,137.00

Purpose/Business Case

The purpose of this change order is the installation of a fire pump and equipment lockers for each soldier to store their personal protection equipment.

Benefit

The fire pump is required by the Michigan Life Safety Code to maintain water pressure in the sprinkler system installed throughout the facility. The lockers are required by Army regulations to secure the individual soldier's field gear and personal protection equipment in the facility.

Funding Source

84% Federal Funds & 16% State Funds

Commitment

The change order costs are fixed actual costs provided by the construction contractor in response to a bulletin provided by DMVA. The amount of this contract is within the original authorized project cost.

Risk Assessment

Failure to approve this change order will limit the ability of the fire suppression system (sprinklers) and could result in a total loss of the facility if a fire does occur. The lockers will diminish the potential of equipment loss and reduce the State's liability if a loss occurs.

Zip Code

49201

7. DEPARTMENT OF ENVIRONMENTAL QUALITY, JACKSON – Jackson County
Landfill – Post Closure Landfill Cap Modifications
File No. 761/98039.TJM – Index No. 29600
Acme Contracting, Ltd., Northville; CCO No. 3, Incr. \$605,000.00

Purpose/Business Case

The purpose of this change order is to remove the \$605,000.00 liquidated damages previously assessed under change order No.2. This action is the result of a claim review conducted by DMB staff.

Benefit

Removing the previously assessed liquidated damages will allow for the claim to be resolved and the project to be closed.

Funding Source

100% State Sites Cleanup Program

Commitment

The cost for this contract change order is based on DMB review of the contractor's claim and is within the original authorized project cost.

Risk Assessment

Failure to approve this change order will result in the full claim of the contractor being pursued and the contract remaining open.

Zip Code

49201

RENEWAL OF LEASE FOR PRIVATE PROPERTY

8. DEPARTMENT OF STATE, CADILLAC - Renewal of Lease #7527 effective January 1, 2007, through December 31, 2012, with Mitchell Road Mall, LLC, a Limited Liability Company, 28400 Northwestern Highway, 4th Floor, Southfield, Michigan 48034, as Lessor, and the State of Michigan for the Department of State, as Lessee, for 2,310 square feet of office space located at 1574 North Mitchell Street, Cadillac, Michigan 49601. The annual per square foot rental rate for this space is \$15.84 (\$3,050.00 per month). This is a full service Lease. This Lease contains one five-year renewal option with an annual per square foot rental rate of \$19.09 (\$3,675.00 per month). This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form.

Purpose/Business Case

This space is well utilized by the Department and continues to meet their needs.

Benefit

This Lease renewal allows the Department to remain at an existing location and avoid relocation expenses. The rental rate is within the current market rate for comparable space in the area.

Funding Source

26% General Fund; 74% Restricted Funds

Commitment Level

Five years with one five-year renewal option

Risk Assessment

Non-approval of this Lease hinders the Department from continuing to provide uninterrupted service and could bring about increased costs if the department is forced to relocate.

Zip Code

49601

NEW SUB LEASE FOR PRIVATE PROPERTY

9. DEPARTMENT OF LABOR AND ECONOMIC GROWTH, HOUGHTON - New Sub Lease #11088 effective June 1, 2007, through April 30, 2008, with Western Upper Peninsula Manpower Consortium, a Consortium of Counties, 100 West Cloverland Drive, Ironwood, Michigan 49938, as Sub Lessor, and the State of Michigan for the Department of Labor and Economic Growth, as Sub Lessee, for 56 square feet of office space located at 902 Razorback, Space 5b and 6, Houghton, Michigan 49931. The annual per square foot rental rate for this space is \$33.43 (\$156.00 per month). This is a full service Sub Lease. This Sub Lease contains one five-year renewal option with an annual per square foot rental rate of \$33.43 (\$156.00 per month). This Sub Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Sub Lease as to legal form.

Purpose/Business Case

The Department of Labor and Economic Growth (ESA) utilizes this space. This is in conjunction with the co-location initiative with the Michigan Works! Agency.

Benefit

This Sub Lease allows the Department to remain at the current location, avoid relocation costs, and continue co-location with the Michigan Works! Agency. This is an all-inclusive lease rate.

Funding Source

100% Federal Fund

Commitment Level

Eleven months and one five-year renewal option

Risk Assessment

Non-approval of this Sub Lease will hinder the Department from meeting the co-location initiative with the Michigan Works! Agency and providing uninterrupted services, and could bring about increased costs if the department is forced to relocate.

Zip Code

49931

RECOMMENDATION FOR CONTRACT CHANGE ORDER

10. DEPARTMENT OF MANAGEMENT AND BUDGET, Detroit - CCO #15 for Lease #10785 approved by the State Administrative Board on December 21, 1999, Item #12 between New Center Development, Inc., as Lessor, and the State of Michigan for the Department of Management and Budget, as Lessee. This CCO provides for installation of an electrical circuit, as requested by the Department of Management and Budget at a cost not-to-exceed \$1,725.00. The space is located at 3046 W. Grand Blvd., Suite #L-650, Detroit, MI 48202

Purpose/Business Case

The purpose of this CCO is install a 20 amp dedicated circuit for an IKON multifunction fax, copier, printer machine in the Secretary of State, Driver Assessment and Appeals Office.

Benefit

This CCO will provide for the replacement of 6 standalone LaserJet Printers and 1 standalone fax machine creating an estimated 40% cost savings, which equates to approximately \$169.69 per month. The savings is based on current repair costs and ink.

Funding Source

100% General Funds to be inter-agency accounted to Department of State and reimbursed through 100% Restricted Funds.

Commitment Level

Present through September 30, 2031

Risk Assessment

Non-approval of this CCO will decrease efficiency in customer service to the general public and will not allow for an estimated 40% monthly cost savings.

Zip Code
48202

JURISDICTIONAL TRANSFER AFFIDAVIT

11.LAND BANK FAST TRACK AUTHORITY – Requests the following property be transferred as authorized by 2003 PA 258, to the Department of Natural Resources for the purpose of reconveyance to the original owner(s). The properties have been redeemed or are being returned due to Certificate of Error. Further, the transfer shall be by Jurisdictional Transfer Affidavit, (LBFTA Document 2007-005).

The transferred land is located in Wayne County, Michigan and the description is on file with the State Administrative Board.